

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 600
HONOLULU, HAWAII 96813

AGENDA – THIRTY-FIFTH MEETING

THURSDAY, MARCH 18, 2021
4:00 P.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Eighteenth Proclamation issued by Governor David Ige on February 12, 2021, relating to the COVID-19 pandemic (Proclamation), in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting. *The procedures have been modified to comply with Mayor Blangiardi's Emergency Order No. 2021-03, effective March 9, 2021 (Emergency Order). In accordance with concern for public health and safety, in-person testimony in the hearings room has been cancelled until further notice. Please see the instructions below on how to submit oral testimony on any scheduled matter or how to make your appearance on a scheduled matter.*

VIEWING THE MEETING AND RESTRICTIONS ON ENTRY

No members of the public will be allowed into the hearings room, but may listen to the meeting on a live broadcast. The meeting may be heard by internet live streaming through <https://zoom.us/j/97038116405>; by dialing 1-408-638-0968, entering the meeting ID#: 970 3811 6405#; or, the preferred method, via the Liquor Commission website event calendar at <http://www.honolulu.gov/liq/event-calendar/>. You may pre-register to attend this meeting.

All Commissioners will be participating in the meeting by interactive conference technology from remote locations.

To provide the public with the best opportunity to observe the meeting, it is required to "mute" your device's microphone to prevent technological difficulties.

All persons who are required to appear for the meeting must make your appearance by joining the meeting on the Zoom platform as described above. Please be aware that joining the meeting will involve entering the meeting number and completing a registration process so please allow sufficient time for this task. For testifiers or required attendees who are not able to access the Zoom platform, an equipment and internet access station will be available for use in Suite 111. While in Suite 111, all Social Distancing Requirements set forth in the Proclamation and the Emergency Order must be strictly observed.

Within forty (40) days after the meeting, the minutes will be posted to the Liquor Commission website at <http://www.honolulu.gov/liq/event-calendar/> for viewing. The minutes of prior meetings may also be viewed at said website.

ORAL TESTIMONY

Oral testimony will be permitted on all matters before the Commission subject to the following restrictions:

1. *All oral testimony must be submitted remotely through the Zoom platform.*
2. Each speaker is limited to a three-minute presentation.

WRITTEN TESTIMONY

Written testimony is strongly encouraged and may be submitted to the Administrator of the Commission three (3) working days prior to the date of the meeting as follows: FAX (808) 768-7311 or E-MAIL liquor@honolulu.gov. Written testimony will not be accepted in person at the meeting.

MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("board packet") will be available for viewing electronically, as soon as practicable, at the Liquor Commission website (<http://www.honolulu.gov/liq/event-calendar/>).

PUBLIC HEARING:

- | | |
|--|--|
| 1. Appl. No. 21-22231 from
Taqueria El Ranchero
Kapolei, LLC, dba
Taqueria El Ranchero
Kapolei, LLC,
91-5431 Kapolei Parkway,
Suite 501, Kapolei | For a Restaurant General license
(Category No. 2 – Live
Entertainment or Recorded Music
and Dancing) (Prelim. Hrg. 1/21/21) |
|--|--|

LICENSE APPLICATIONS:

Temporary License Application:

- | | |
|---|---|
| 2. Appl. No. 21-22867 from
Wellington Productions
LLC, dba The Turn At Hole
19 Bar & Grill | For a [Stand-Alone] Temporary
Restaurant General license
(Category No. 2 – Live
Entertainment or Recorded Music
and Dancing) at 94-1211 Kunia
Road, Wahiawa, the former site of
Mokupuni Restaurant & Catering
LLC |
|---|---|

Tour/Cruise Vessel License Application: — NO PUBLIC HEARING REQUIRED

- | | |
|---|---|
| 3. Appl. No. 20-21464 from
Semisub, Inc., dba
Semisub One,
92-100 Waipahe Place,
Pier M, Kapolei (Ko Olina
Marina) | For a Tour/Cruise General Vessel
license (Category No. 2 – Live
Entertainment or Recorded Music
and Dancing) |
|---|---|

REQUESTS:

- | | |
|--|---|
| 4. Request No. 21-22751
from PJ Honolulu, LLC
dba Tonkatsu Ginza
Bairin, Restaurant General
license (Category No. 2 –
Live Entertainment or
Recorded Music and
Dancing), 255 Beachwalk,
Unit 1 (R0832) | Notification of new members and
managers and transfer of
membership interests

(Concurrent with Agenda
Item No. 5) |
|--|---|

REQUESTS: (CONT.)

- | | |
|--|--|
| 5. Request No. 21-22856
from PJ Honolulu, LLC,
dba Tonkatsu Ginza
Bairin, Restaurant General
license (Category No. 2 –
Live Entertainment or
Recorded Music and
Dancing),
255 Beachwalk, Unit 1
(R0832) | Requesting approval to temporarily
increase its licensed premises from
Thursday, March 4, 2021 through
Saturday, July 31, 2021, from
11:00 a.m. to 10:00 p.m. (daily)

(Continued from March 11, 2021)

[History: 3/4/21, 3/11/21]

(Concurrent with Agenda
Item No. 4) |
| 6. Request No. 21-22825
from Vida Mia LLC, dba
Vida Mia, Tour/Cruise
General license (Category
No. 2 – Live Entertainment
or Recorded Music and
Dancing), 1651 Ala Moana
Boulevard, Slip #499
(J0094) | Notification of new members and
managers and transfer of
membership interests |
| 7. Request No. 21-22896
from Tahitichef LLC, dba
Brew'd, Restaurant
General license (Category
No. 1 – Standard Bar),
3441 Waialae Avenue
(R1070) | Requesting approval to temporarily
increase its licensed premises from
Thursday, April 1, 2021 through
Sunday, August 1, 2021, 12:00 a.m.
to 12:00 a.m. (daily) |

ADOPTION OF FINDINGS OF FACT/DECISION AND ORDER:

- | | |
|---|--|
| 8. Saigon Passion III
(LCV 18-0472)
(I0128) | For adoption of Findings of Fact,
Conclusions of Law, Decision and
Order |
| 9. Il Lupino
(LCV 20-0120)
(R0936) | For adoption of Decision and Order |
| 10. Il Lupino
(LCV 20-0254)
(R0936) | do. |

ADOPTION OF FINDINGS OF FACT/DECISION AND ORDER: (CONT.)

- | | | |
|-----|---|------------------------------------|
| 11. | Il Lupino
(LCV 20-0275)
(R0936) | For adoption of Decision and Order |
| 12. | Il Lupino
(LCV 20-0279)
(R0936) | do. |
| 13. | New Green Tee
(LCV 20-0180)
(E1258) | do. |
| 14. | Platinum Lounge
(LCV 20-0274)
(E0192) | do. |
| 15. | Staxx Sports Bar & Grill
(LCV 20-0235)
(R1357) | do. |
| 16. | Xclusive Restaurant
& Lounge
(LCV 19-0343)
(E1204) | do. |
| 17. | Xclusive Restaurant
& Lounge
(LCV 20-0232)
(E1204) | do. |
| 18. | Xclusive Restaurant
& Lounge
(LCV 20-0265)
(E1204) | do. |

ADJUDICATION HEARINGS:

- | | |
|---|--|
| 19. Back Alley Café
(LCV 21-0060)
(R1028) | Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-31 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 30, 2020) |
| 20. Wolfgang's Steakhouse By Wolfgang Zwiener
(LCV 20-0324)
(R0885) | Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 24, 2020) |
| 21. Arena 808 Sports Lounge
(LCV 21-0007)
(R1079) | (1) Licensee failed to make time record entries at the time its employee reported on duty and again when the employee went off duty (Violation of Rule 3-82-38.4(b)) (Date of violation: On or about December 22, 2020) |

ADJUDICATION HEARINGS: (CONT.)

- | | | |
|--|-----|--|
| Arena 808 Sports Lounge
(LCV 21-0007)
(R1079)
(Cont.) | (2) | Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 22, 2020) |
| 22. Club Secret
(LCV 19-0257)
(E1190) | | Licensee's employee consumed liquor while on duty on the licensed premises (Violation of Rule 3-84-78.01(b)) (Date of violation: On or about August 11, 2019) |
| 23. Club Secret
(LCV 19-0430)
(E1190) | (1) | Licensee's employee, who was not employed as an exotic dancer, was unclothed or in such attire, costume or clothing as to expose to view any portion of the pubic hair, anus, cleft of the buttocks, genitalia, or any portion of the female breast below the top of the areola (Violation of Rule 3-84-78.02(a)) (Date of violation: On or about November 22, 2019) |

ADJUDICATION HEARINGS: (CONT.)

- | | |
|--|--|
| Club Secret
(LCV 19-0430)
(E1190)
(Cont.) | (2) Licensee allowed the obstruction, hampering, or interfering with investigations or Commission operations in any way, including but not limited to, the sounding of alarms, flashing of lights or use of a public address system or other advance warning announcing the arrival of Commission investigators (Violation of Rule 3-84-79.1) (Date of violation: On or about November 22, 2019) |
| 24. Club Secret
(LCV 20-0330)
(E1190) | (1) Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 19, 2020) |
| | (2) Licensee failed to have the street and/or primary entrances to the licensed premises unlocked during the time customers were on the premises (Violation of Rule 3-84-72.2) (Date of violation: On or about December 19, 2020) |

ADJUDICATION HEARINGS: (CONT.)

- | | |
|--|--|
| 25. Da Crawfish and Crab Shack
(LCV 19-0262)
(R1167) | Licensee failed to have a time card or other adequate record showing in English the month, day, year, and time, indicating a.m. or p.m. and the legal first name and surname of each of its employees when these employees were on duty (Violation of Rule 3-82-38.4(a)) (Date of violation: On or about August 10, 2019) |
| 26. Da Crawfish and Crab Shack
(LCV 20-0319)
(R1167) | Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, violating the terms of the Office of the Mayor of the City and County of Honolulu Emergency Order No. 2020-30 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about December 17, 2020) |
| 27. Da Crawfish and Crab Shack
(LCV 20-0119)
(R1167) | Licensee failed comply with Order(s) issued by the Commission (Violation of Section 281-91, HRS) (Date of violation: On or about September 19, 2019) |

OTHER BUSINESS: (CONT.)

- | | | |
|-----|----------------------|---|
| 28. | Liquor Commission | Appointment of Co-Vice Chair
Persons |
| 29. | Liquor Administrator | Legislative update |
| 30. | Liquor Administrator | Administrative matters – Weekly
report to the Commission, 90-day
event schedule and work plan
coordination |

If you require special assistance, auxiliary aid and/or service to participate in this meeting (i.e., sign language interpreter; interpreter for language other than English, or wheelchair accessibility), please email your detailed request to liquor@honolulu.gov, at least five (5) business days prior to the meeting.

SUPPLEMENTAL LICENSING INVESTIGATIVE REPORT

DATE: January 20, 2021

SUBJECT: New Liquor License Application No. 21-22231 from Taqueria El Ranchero Kapolei, LLC dba Taqueria El Ranchero Kapolei, LLC, Restaurant General (Category 2: Music/Dancing) license, at the former location of Limon Kapolei, LLC dba Limon Rotisserie located at 91-5431 Kapolei Parkway, Suite 501, Kapolei HI 96707

BACKGROUND:


On January 7, 2021, I was informed by Authorized Representative Neal Gota that the original proposed licensed area will be extended, from approximately 3,997 square feet to approximately 6,000 square feet. An additional 2,000 square feet will be added to the East, adding a second dining area and stage area, to the licensed.

Original submitted floor plan attached as **Exhibit A**.

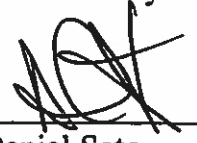

Altered and extended floor plan attached as **Exhibit B**.

DISPOSITION:

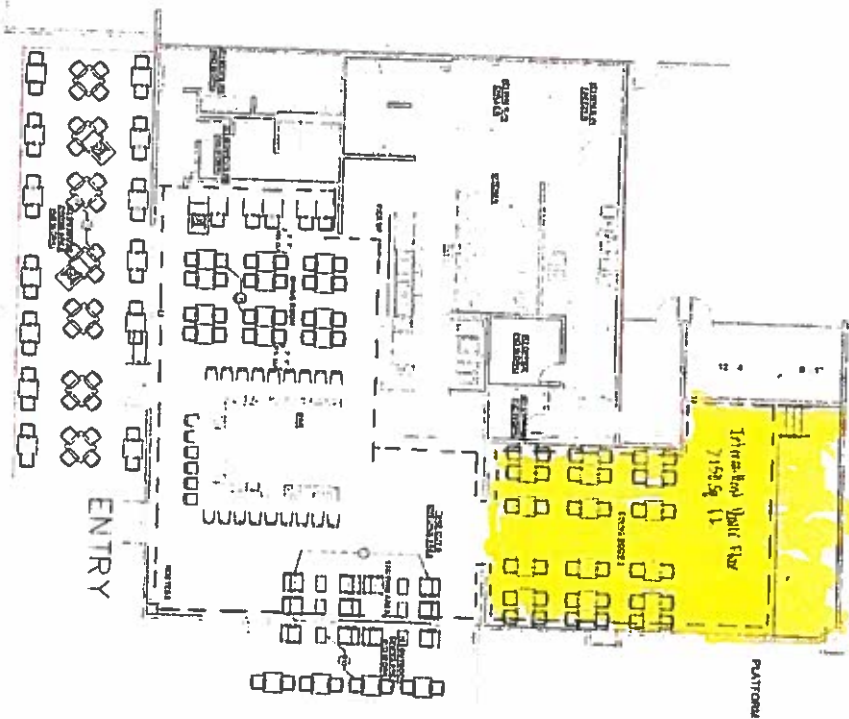
For Commission Review.


Matthew Foster
Licensing Investigator

Reviewed by:


Daniel Sato
Supervising Investigator 

20 37 - 7 17 00 00



FLOOR PLAN

Scale: 1/16" = 1'-0"



TAQUERIA EL RANCHERO KAPOLEI
91-5431 KAPOLEI PKWY
KAPOLEI, HI 96707
TMK: 9-1-016:142

Scale AS noted

Drawn UK

Sheet No. 1 of 1

SK-1

EXHIBIT B

JAN 7 2021 to JAN 21 2021

LICENSING INVESTIGATIVE REPORT

DATE: December 15, 2020

SUBJECT: New Liquor License Application No. 21-22231 from Taqueria El Ranchero Kapolei, LLC dba Taqueria El Ranchero Kapolei, LLC, Restaurant General (Category 2: Music/Dancing) license, at the former location of Limon Kapolei, LLC dba Limon Rotisserie located at 91-5431 Kapolei Parkway, Suite 501, Kapolei HI 96707

NOTIFICATION OF AUTHORIZED AGENT:

In form LIQ-LIC-106, Notification of Authorized Agent, dated and received by the commission August 26, 2020, Taqueria El Ranchero Kapolei, LLC., authorizes Neal Gota to represent them in all liquor related matters.

COMPANY STRUCTURE:

Taqueria El Ranchero Kapolei, LLC: was organized under the laws of the State of Hawaii on March 12, 2020, as a member-managed limited liability company.

The Sole Member is:

		<u>Percent</u>
<u>Taqueria El Ranchero, LLC</u>	<u>Member</u>	
<u>100%</u>		
	<u>Total</u>	<u>100%</u>

Taqueria El Ranchero, LLC: was organized under the laws of the State of Hawaii on November 14, 2014, as a member-managed limited liability company.

The Sole Member is:

		<u>Percent</u>
<u>Gomez, Hector Garcia</u>	<u>Member</u>	<u>100%</u>
	<u>Total</u>	<u>100%</u>

**FINANCIAL STATEMENT OF TAQUERIA EL RANCHERO KAPOLEI, LLC
AS OF AUGUST 1, 2020:**

Applicant submitted a Financial Statement dated August 1, 2020, and received by the Commission August 26, 2020 and certified by the applicant to be substantially correct.

COST AND FINANCING:

The applicant stated that the business required minimum financing to begin operations, estimated at \$400,000, which was self-financed.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is located 91-5431 Kapolei Parkway, Suite 501, Kapolei.

- Approximately 3,997 total square footage
- Kitchen – approximately 695 square feet
- Dining Area – Approximately 2,035 square feet
- Two (2) Outside Seating Area – Approx. 952/ 260 square feet
- Restroom located inside the premises
- Stand Alone Bar
- Designated Dance floor – approximately 2,000 square feet (Dining Area)

See Exhibit A for floor plan.

Parking: Parking stalls available in the parking lot and street parking.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None

SAME CLASS OF LICENSE WITHIN 500 FEET:

California Pizza Kitchen, Inc.
dba California Pizza Kitchen, Inc. (R1187)
91-5431 Kapolei Parkway, Bldg F, Kapolei
Approximately 50 ft from the proposed premises

SAME CLASS OF LICENSE WITHIN 500 FEET-CONTINUED:

JYH Corporation
dba Kickin Cajun (R1199)
91-5431 Kapolei Parkway, Bldg H, #426, Kapolei
Approximately 210 ft from the proposed premises

Hawaii Cheesecake Factory Restaurants
dba The Cheesecake Factory (R1262)
91-5431 Kapolei Parkway, Suite 1300, Kapolei
Approximately 165 ft from the proposed premises

Fun Foods, LLC
dba Rock N Fun (R1237)
91-5431 Kapolei Parkway, Suite E100, Kapolei
Approximately 335 ft from the proposed premises

KMA Cinemas, LLC
dba 'Olina By Consolidated Theaters (R1197)
91-5431 Kapolei Parkway, Unit 600, Kapolei
Approximately 45 ft from the proposed premises

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of December 15, 2020, there is 538 Restaurant licenses issued within the City and County of Honolulu, of which 498 are of the General Kind.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Restaurant – Full service, sit-down Mexican Restaurant
- Estimated 50 employees / 8 registered Manager
- Hours of Operation: 7:00am to 12:00am – Sunday – Thursday
7:00am to 2:00am – Friday / Saturday

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE-CONTINUED:

Lease: Kapolei Hawaii Property Company, LLC (Landlord) and Taqueria El Rachero Kapolei, LLC (Tenant) from June 11, 2020 to June 11, 2030.

Landlord Consent: According to the Commercial Lease, Kapolei Hawaii Property Company, LLC (Landlord), dated June 11, 2020 and received by the Commission August 26, 2020, allows for the selling and consumption of liquor on the premises.

Business Plan: The applicant has submitted a business plan in connection to this application.

See **Exhibit B** for business plan.

NOISE IMPACT EVALUATION:

A Noise Impact Evaluation was conducted on December 10, 2020. The potential of the premises to adequately contain noise is rated as Poor. Two outdoor seating areas are unable to contain noise.

See **Exhibit C** for further details.

OTHER LIQUOR LICENSED INTERESTS:

Taqueria El Rachero, LLC dba Taqueria El Rachero, LLC
Restaurant General (Category 2: Music/Dancing) license at 823 California Avenue, #A-5, Wahiawa (R1116) from July 28, 2015 to current.

HISTORY OF VIOLATION FOR OTHER LIQUOR LICENSED INTEREST DURING THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:

09/25/2019	3-83-62(a)	Architectural Requirements	Pending
11/30/2018	3-82-38.8	Semi-Annual Empl. List	Pending
9/13/17	3-82-31.2(a)	Conduct of Business	Fined \$500
9/13/17	3-82.47.1(b)	Music/Dancing/Entertainment	Fined \$500
9/12/17	281-62	Increase area licensed Premises	Fined \$1,000
8/2/16	3-81-17.54(c)	Gross Sales Report	Repremand

ZONING CLEARANCE:

An approved Department of Hawaiian Home Lands zoning clearance dated August 25, 2020 has been received. Use is permitted.

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

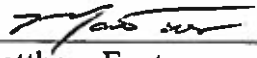
As of December 15, 2020, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

NEIGHBORHOOD BOARD NOTIFICATION:


The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.



OPINION:

In my opinion, the applicant has complied with the minimum requirements of filing this application.


Matthew Foster
Licensing Investigator

Reviewed by:


Daniel Sato
Supervising Investigator

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LIQUOR COMMISSION
C&C OF HONOLULU
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Business Plan

TAQUERIA EL RANCHERO KAPOLEI, LLC

CONCEPT:

Taqueria El Ranchero Kapolei, LLC will operate a full service sit down style Mexican and local style restaurant at Kamakana Ali'i in Kapolei located at the former Limon Rotisserie location.

SALES

Attached is a proposed menu for the premises. It is estimated that food sales will make up approximately 60 percent of gross sales of the restaurant. Therefore, it is anticipated that Taqueria El Ranchero Kapolei, LLC will meet the 30% food sales requirement to obtain a restaurant liquor license.

SAMPLE MENU

(See attached)

Tacos

Taco \$2.95
Taco Grande \$4.95
Veggie Taco \$3.95
Seafood Taco \$4.95

Burritos

Burrito \$11.50
Burrito Grande \$12.95
Veggie Burrito \$11.50
Seafood Burrito \$12.95
California Burrito \$12.95
Nino (Kids) Burrito \$6.5

Quesadillas

Quesadilla \$8.95
Quesadilla Grande \$9.95
Veggie Quesadilla \$8.95

Nachos

Nachos \$11.50
Nachos Grande \$12.95

Sopes

Meat, beans, cheese, guacamole, sour cream, lettuce and salsa \$6.5

Tortas

Meat, beans, cheese sour cream, lettuce, tomato and onion \$8.75

Carne Asada Fries

Meat, Fries, Guacamole, Sour cream \$12

Choose Your Meat

Carnitas/Fried Pork
Pollo/Grilled Chicken
Carne asada/Grilled Steak
Chorizo/Mexican Sausage (House Made)
Al pastor/Marinated Grilled Pork
Tripas/ Tripe
Lengua/Beef Tounge

Margaritas

- House Margarita \$8.00 o El Jimador Silver Tequila, triple sec, housemade sweet and sour mix
- Signature Margarita \$12.00 o Herradura Silver Tequila, Cointreau, housemade sweet and sour mix, splash orange juice, Grand Marnier Float
- Agua Fresca Margarita o House margarita with housemade Agua Fresca. (ask for today's flavor)
- Flaming Mango Margarita \$11 o Muddled, Jalapeno, Tanteo jalapeno tequila, triple sec, housemade sweet and sour, mango puree, li hing mui rim.
- Watermelon Jalapeno Margarita \$11 o Muddled Jalapeno, Tanteo Jalapeno tequila, Triple Sec, housemade Watermelon agua Fresca, housemade sweet and sour, tajin rim
- Mezcal Margarita \$10 o Los Lobos Mezcal, triple sec, housemade sweet and sour
- Tamarindo Margarita o El Jimador silver tequila, triple sec, Tamarind (agua or puree?), housemade sweet and sour Cocktails
- Michelada \$9 o El Ranchero own recipe housemade michelada mix, added to any one of our beers, served in a mug with tajin rim ■ Step it up with vodka or tequila add \$4
- Blanco Mexicano \$11 o Three Olives Vodka, Kahlua, housemade Horchata
- Fresca Mimosa \$9 o Sparkling wine with our housemade Agua Fresca. Ask for today's flavors
- Purple Haze \$10 o El Ranchero Style Long Island Iced Tea
- Mexican Mule \$10 o Tito's Vodka, fresh Lime, ginger beer and mango puree.
- Mango Mule o El jimador silver tequila, fresh lime, ginger beer
- Draft Beer
- Bottled Beer

[illegible]

LICENSING INVESTIGATIVE REPORT

DATE: March 10, 2021

SUBJECT: Stand Alone Temporary License Application No. 21-22867
Wellington Productions LLC dba The Turn At Hole 19 Bar & Grill,
Restaurant, General, Category 2 (Music/Dancing) license, at the
former site of Mokupuni Restaurant & Catering LLC dba Mokupuni
Restaurant & Catering LLC, located at 94-1211 Kunia Rd., Wahiawa

LIMITED LIABILITY COMPANY STRUCTURE:

WELLINGTON PRODUCTIONS LLC: Organized under the laws of the
State of Hawaii on January 28, 2020, as a member-managed limited liability
company, and the sole member is:

<u>NAME</u>	<u>TITLE</u>	<u>%</u>
FAKAVA, NAINIU J	MEMBER	100%

See **Exhibit A** for biographical background information of principal.

AUTHORIZED AGENT:

Through a notification letter to the Commission, dated December 21, 2020,
and received on February 16, 2021, the applicant authorized agent is Ross
Shinsato to sign all necessary documents regarding the liquor license
application.

FINGERPRINTS:

Fingerprint results have not been received.

FINANCIAL STATEMENT OF WELLINGTON PRODUCTIONS LLC, AS OF DECEMBER 31, 2020:

Financial Statement of the applicant dated February 15, 2021, was submitted
to the Commission on February 16, 2021, and certified by the applicant by
the applicant to be substantially correct.

WAIVER:

On February 25, 2021 the applicant obtained a waiver from the Commission waived to allow the filing of a temporary application after 5 day deadline.

FORMER LIQUOR LICENSE AT PREMISES:

Mokupuni Restaurant & Catering LLC dba Mokupuni, held a Restaurant General Category 2 (Music / Dancing) license at the premises from June 7, 2018 to June 30, 2020 (canceled voluntary).

NEW APPLICATION FILED:

The applicant filed a new Application 21-22834 on February 16, 2021.

LANDLORD CONSENT:

In a letter to the commission, dated December 23, 2020, Landlord, WA LI LEGACY TRUST, states no objection to allow applicant to operate under a temporary license.

LIQUOR PURCHASE:

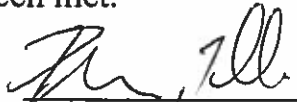
The applicant is aware of Sec. 281-32, HRS, which requires that all liquor purchases made under a temporary license must be paid for in cash, check, or certified check at the time of delivery of liquor and that all liquor must be purchased from a licensed wholesaler.

EFFECTIVE DATE OF TEMPORARY LICENSE:

Unless otherwise approved by the Commission the temporary license will be effective no later than 7 days after its approval by the liquor Commission.

OPINION:

Statutory requirements have been met.



Thanh Phung,
Licensing Investigator

Reviewed by:



Daniel Sato,
Supervising Investigator *ch*

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • FAX (808) 768-7311
INTERNET ADDRESS: www.honolulu.gov/liq

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU
201 FEB 16 A 10:53

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME FAKAVA, NAINIU JOSEPHINE IOELU SOCIAL SECURITY NO. _____
Last, First Middle Maiden
HOME ADDRESS: _____ APT. NO. _____ TELEPHONE NOS.: _____
CITY _____ STATE _____ ZIP CODE 9 HOME () _____
BUS. 808 428-6363
PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS DIVORCED
(City, State) (MM / DD / YYYY)
NO. OF YEARS COMPLETED IN HIGH SCHOOL 12 YEAR COMPLETED 1988 NAME OF SCHOOL SACRED HEARTS ACADEMY/RADFORD HIGH SCHOOL
(Include City and State)
NO. OF YEARS COMPLETED IN COLLEGE 3 YEAR COMPLETED 1994 NAME OF COLLEGE HAWAII PACIFIC UNIVERSITY -1.5 (HON, HI)
(Include City and State)
CENTRAL OKLAHOMA UNIVERSITY-1.5 (EDMOND, OK)
OTHER EDUCATION LICENSED INSURANCE AGENT-HI, LICENSED REALTOR - HI

CITIZENSHIP* USA DATE ARRIVED IN HAWAII (if applicable) 1973
*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
06/1990 - 06/1992		SALESCLERK	KRAMERS MENS WEAR	PEARLRIDGE SHOPPING CENTER
AIEA, HI 96701				
07/1992 - 08/1993		SALESCLERK	REYNS SPOONER	a) HYATT MAUI b) WHALERS VILLAGE/ KAA NAPALI, MAUI, HI
MOVED TO OKLAHOMA CITY -ATTENDED CENTRAL OKLAHOMA UNIVERSITY 09/1993				
RETURNED TO MAUI, HI 06/1998				
06/1998 - 06/2009		PBX, FRONT DESK AGENT, RESERVATIONIST - ASTONS HAWAII		
at THE WHALER ON KAA NAPALI KAA NAPALI, MAUI, HI				
06/1998 - 06/1999		SALESCLERK	W.H.SMITH SUNDRY SHOP	KAA NAPALI, MAUI, HI
10/16/2007 - CURRENT		REAL ESTATE AGENT	WEST OAHU REALTY, INC.	WAIPAHU, HI
RS #70589				
04/11/2007 - 12/31/2010		MORTGAGE SOLICITOR	PACIFIC RIM MORTGAGE CO.	WAIPAHU, HI
MS #16747				
2008 -2019		RESIDENT INSURANCE PRODUCER (RENEWAL IN PROGRESS)		
#363918 WORLD FINANCE GROUP HON, HI.				

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: _____

Sold liquor products at W.H. Smith, a sundry shop in the lobby area of the Marriott Hotel on Kaanapali Beach, Maui, Hi.

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FEB 14 AM 9:53

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, Nainiu Josephine Fakava, of _____

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I (☐ have/☒ have not) been convicted of any felony charge.

[Signature]
Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

} SS.

On this 11th day of February in the year of 2021, personally appeared Nainiu Josephine Fakava who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person or the entity upon behalf of which the person(s) acted executed the aforementioned instrument in free act and deed.

[Signature]
Signature of applicant(s) before Notary

Subscribed and sworn to before me this:
_____ day of FEB 11 2021, 20____
[Signature]
Signature of Notary

Print Name SHERRIE YABES
Notary Public, State of Hawaii

My commission expires APR 07 2022

(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

Date of Doc: FEB 11 2021 # of Pages: 2

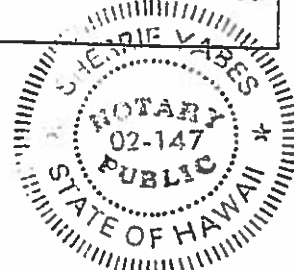
Notary Name: SHERRIE YABES 1st Circuit

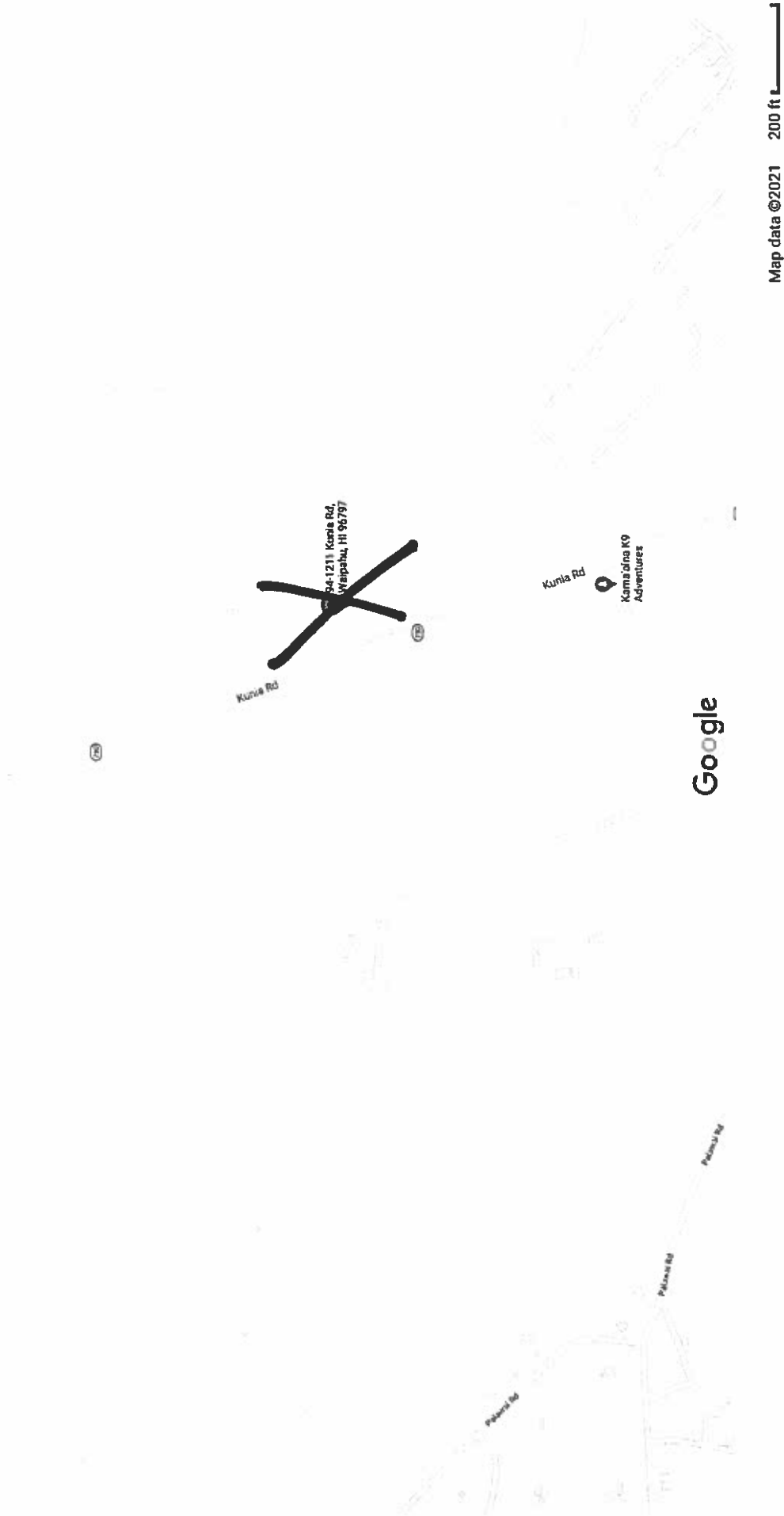
Doc. Description: Personal History + Affidavit

[Signature]
Notary Signature

FEB 11 2021
Date

(Place Notary Stamp or Seal here)





LICENSING INVESTIGATIVE REPORT

DATE: March 10, 2021

SUBJECT: New Liquor License application No. 20-21464 Semisub, Inc. dba
Semisub One, Tour/Cruise Vessel General (Category 2:
Music/Dancing) license moored at Ko Olina Marina Pier M 92-100,
Waipahe Place, Kapolei HI. 96707

CORPORATION STRUCTURE:

Semisub, Inc.: was incorporated under the laws of the State of Nevada on November 9, 2009, and was registered to do business in the State of Hawaii as a foreign entity December 29, 2010.

The Officers, Directors, and Shareholders are:

		<u>Shares</u>	<u>Percent</u>
Jackson, Curtiss E.	CEO/SH	344,347,028	86%
<u>Minor Stockholders</u>	<u>SH</u>	<u>55,652,735</u>	<u>14%</u>
	Total	399,999,763	100%

See **Exhibit A** for biographical information for Curtiss Jackson. CJIS Computer System checks are negative for felony convictions. HCJDC Checks are pending.

FINGERPRINTS:

Curtiss Jackson will make an appointment with "Fieldprint Fingerprinting Services" for fingerprinting on a later date.

FINANCIAL STATEMENT OF SEMISUB, INC., AS OF FEBRUARY 24, 2020:

Applicant submitted a Financial Statement dated and received by the Commission on February 24, 2020, and certified by the applicant to be substantially correct.

CERTIFICATE OF DOCUMENTATION:

According to the Certificate of Documentation issued by the United States Coast Guard effective July 8, 2019, the vessel "Semisub One" is registered to Semisub, Inc.

The Certificate of Documentation expires July 8, 2024.

The applicant has submitted a Certificate of Inspection issued by the United States Coast Guard certifying the vessel in all aspects and is conformity with the applicable vessel inspection law and the rules and regulations.

The Certificate of Inspection is current and expires on July 8, 2024.

AUTHORIZATION:

The applicant has provided a Certificate of Documentation identifying Semisub Inc. as the owner of the Semisub One. It is implied with the application submittal that Semisub, Inc. (owner) permits the applicant (Semisub, Inc.) permission to sell /serve liquor on the vessel.

TRADE NAME:

The applicant has filed a State of Hawaii Department of Commerce and Consumer Affairs Certificate of Registration of Trade Name. The name "Semisub One" is registered to the applicant from March 6, 2020, to March 25, 2025.

COST AND FINANCING:

The applicant has been in operation since November 11, 2019. There will be no additional costs in adding liquor service to the business.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is moored at Ko Olina Marina Pier M 92-100, Waipahe Place, Kapolei

- Cruise Vessel, 72 feet in length x 25 feet in breadth with 9.8 feet depth. Approximately 2,800 square feet
- Two decks
- Restrooms located on the vessel
- Mooring

DESCRIPTION OF THE PROPOSED LICENSED PREMISES-CONTINUED:

According to the Mooring Permit submitted by Curtis Jackson, dated November 6, 2020, Ko Olina Marina Management LLC (Landlord) advises that they permit the applicant (Semisub, Inc) to moor at Ko Olina Marina. The permit is renewed monthly.

See **Exhibit B** for floor plan.

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of March 9, 2021, there are 19 Tour/Cruise Vessel General licenses issued within the City and County of Honolulu.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Commercial Charter
- Approximately 1 registered manager / 7 Crew Members
- Daytime Tours and Dinner Cruises
- Main Deck and 2nd Deck for Passengers
- 147 passenger limit excluding crew
- 7:00 a.m. to 9:30 p.m. daily

Mooring Permit: According to the Mooring Permit submitted by Curtis Jackson, dated November 6, 2020, Ko Olina Marina Management LLC (Landlord) advises that they permit the applicant (Semisub, Inc) to moor at Ko Olina Marina. The permit is renewed monthly.

NO PUBLIC HEARING REQUIRED:

Pursuant to Hawaii Revised Statutes 281-57(b), Preliminary hearing; notice of public hearing Class 9 license application (Tour/Cruise Vessel) are exempt from the notice requirements of a public hearing.

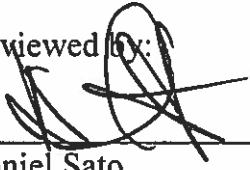
OPINION:

In my opinion, the applicant has complied with the minimum requirements of filing this application.



Matthew Foster
Licensing Investigator

Reviewed by:



Daniel Sato
Supervising Investigator

6/10/22
ch

PERSONAL HISTORY AND AFFIDAVIT
 Rule 3-83-53.1

NAME Jackson Curtiss Edward SOCIAL SECURITY NO. _____
 Last, First Middle Maiden
 HOME ADDRESS _____ APT. NO. _____ TELEPHONE NOS.: _____
 HOME () - - - - -
 CITY _____ STATE _____ ZIP CODE _____ BUS. (818) 706-7766
 PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
 (City, State) (MM / DD / YYYY)
 NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1969 NAME OF SCHOOL Valley Forge Military Academy, Valley Forge, PA
 (include City and State)
 NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 1974 NAME OF COLLEGE Newark College of Engineering, Newark, New Jersey
 (include City and State)
 OTHER EDUCATION N/A

CITIZENSHIP* USA DATE ARRIVED IN HAWAII (if applicable) 1996
 *(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
1969	1970	Pilot	United States Navy	Vietnam War - Disabled
1972	1974	Warehouse	AFLCIO Wine Distrillery	Livingston, New Jersey
1974	1984	Manager	Auto Sales	Thousand Oaks, CA
1984	1986	Sales Manager	Auto Logic	Newberry Park, CA
1986	1991	Owner	Maui E-Ticket	Maui, Hawaii
1991	1995	Disabled		
1995	1996	Auto Sales	Westlake Chrysler Dodge	Westlake Village, CA
1996	2010	Disabled		
2010	Present	CEO	Semisub Inc.	Honolulu, Hawaii

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: Warehouse loading and unloading liquor.

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2020 FEB 24 P 2:32

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☐ Full time, or ☒ Part-time?

I, Curtiss E. Jackson, of _____

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu } SS.

On this 21st day of November, in the year of 2019, personally appeared Curtiss Edward Jackson Jr who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

21st day of November, 2019

Crysta M. Costa
Signature of Notary

Print Name: Crysta M.K. Costa
Notary Public, State of Hawaii

My commission expires 11/05/2021

(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

Date of Doc: 11/21/2019 # of Pages: 2

Notary Name: Crysta M.K. Costa First Circuit

Doc. Description: Personal History and Affidavit

Crysta M. Costa
Notary Signature

11/21/19
Date

(Place Notary Stamp or Seal here)

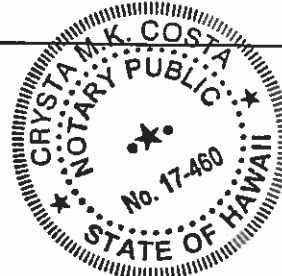
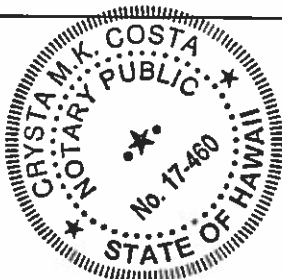
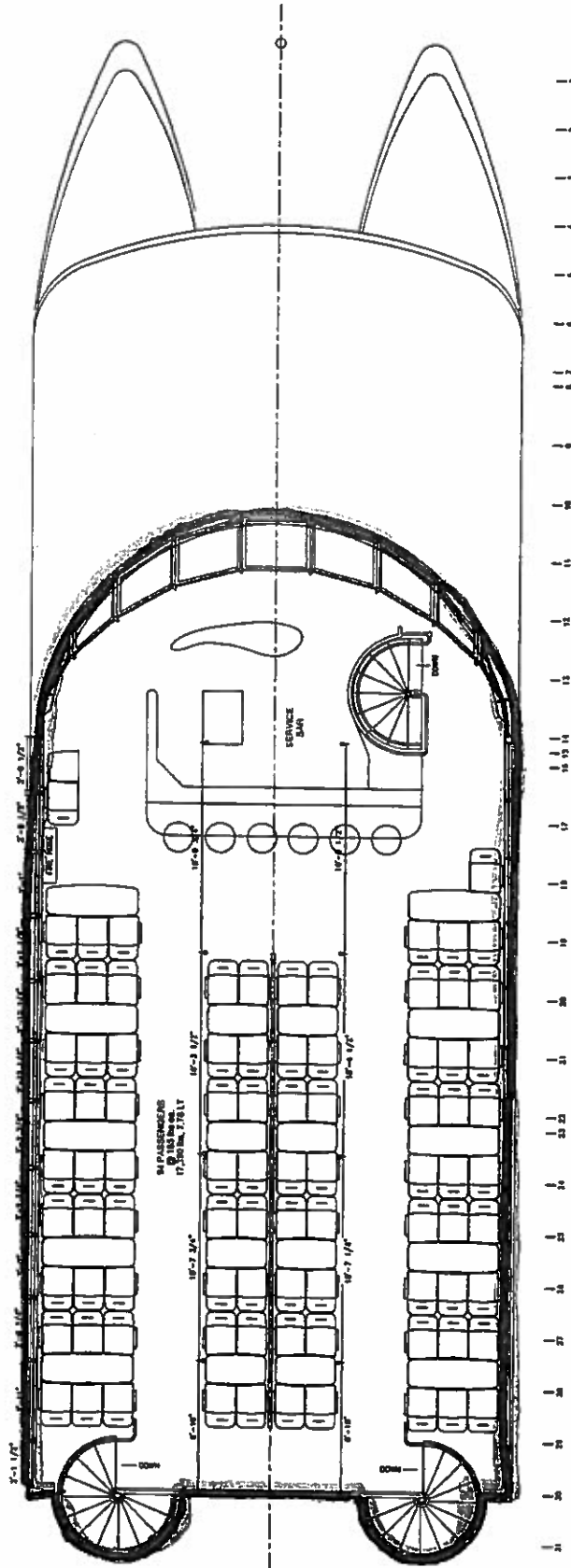


EXHIBIT A

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DATE	REVISION	NO.
21 APR 11	ORIGINAL ISSUE	0
11 JAN 12	REVISED PILLAR LOCATIONS	1
22 MAY 12	UPDATED WINDOWS AND PILLARS	2



0 1 2 3 4 5 6 7 8 9 10 11 12 13
SCALE: 3/16" = 1'-0"

UPPER DECK ARRANGEMENT

DATE: 22 MAY 12	REV: 2	SCALE: 3/16" = 1'-0"
-----------------	--------	----------------------

SEMISUB

PROJECT:

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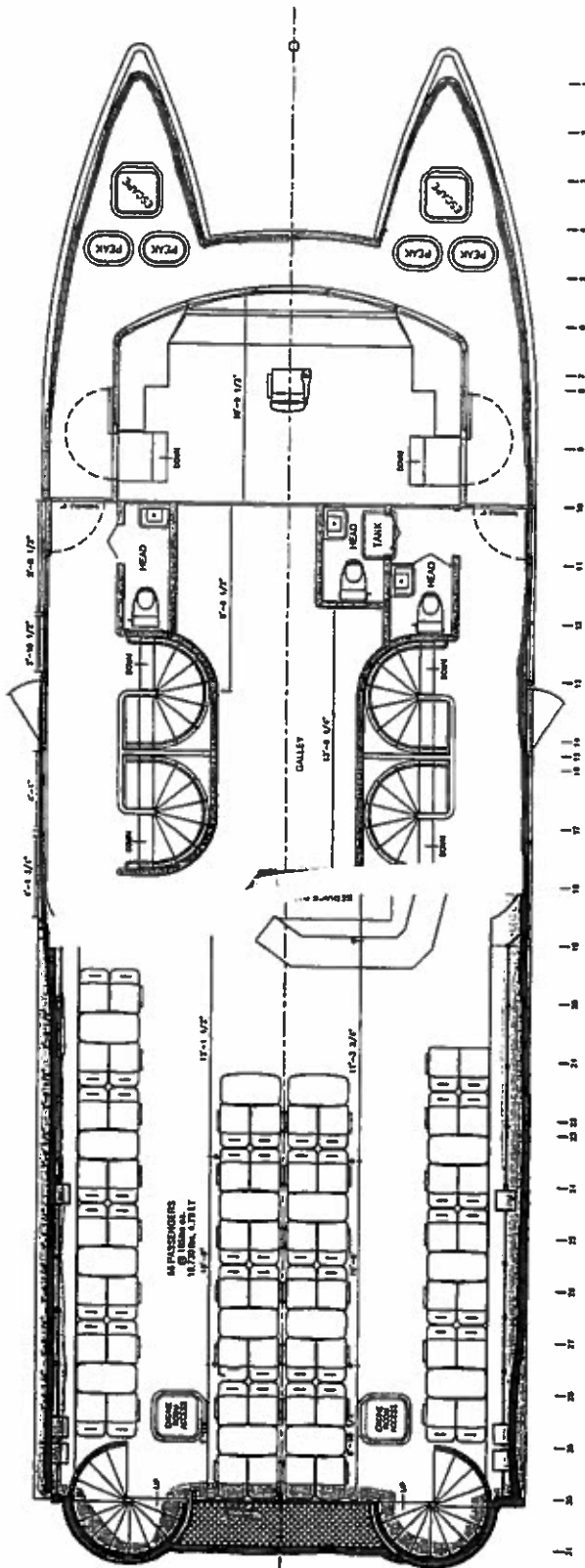
SEMISUB

31324 VIA COLUMAS, SUITE 114
WESTLAKE VILLAGE, CA 91352
818-706-7766 OFFICE
818-706-2750 FAX

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DATE	REVISION	No.
21 APR 11	ORIGINAL ISSUE	0
11 JAN 12	REVISED PILLAR LOCATIONS	1
23 MAY 12	UPDATED ARRANGEMENTS	2



0 1 2 3 4 5 6 7 8 9 10 11 12 13
SCALE: 3/16" = 1'-0"

MAIN DECK ARRANGEMENT

DATE: 22 MAY 12	DESIGN: Arrangements R26	11/17 SCALE: 3/16" = 1'-0"
REV: 2	REV: 2	22/15 SCALE: 3/8" = 1'-0"

SEMISUB

PROJECT:

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SEMISUB

31324 VIA COLUMAS, SUITE 114
WESTLAKE VILLAGE, CA 91362
818-705-7766 OFFICE
818-705-2758 FAX

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LICENSING INVESTIGATIVE REPORT

DATE: March 4, 2021

SUBJECT: Miscellaneous Request # 21-22751 from PJ Honolulu, LLC dba Tonkatsu Ginza Bairin, Restaurant General (Category 2: Dancing) license, at 255 Beachwalk, Unit 1, Honolulu: To add new managers and delete current manager (R0832)

COMPANY STRUCTURE:

Liquor Commission records show the following as the Manager-Managed company; PJ Honolulu LLC dba Tonkatsu Ginza Bairin. Its manager-member are:

	<u>Title</u>	<u>Interest</u>
PJ PARTNERS USA, Inc.	Member	100%
KOBAYASHI, Seiji	Manager	0%
		100%

NOTIFICATION:

In a “**ADD or DELETE**” of Officers/Directors form, applicant via current manager KOBAYASHI, request Commission approval to be remove as Manager, and Add **INOUE, Naoko** and **OKAJIMA, Yosuke** as **Managers**; the sole Member will remain the same along with its Interests.

There was no Board/Membership Minutes to substantiate the appointments but an unsigned letter from (Kobayashi, Seiji), to state his removal and the addition of the 2 named managers.

If this request is approved, PJ HONOLULU, LLC will remain as Sole Member while INOUE & OKAJIMA will be the New Managers of PJ Honolulu, LLC dba Tonkatsu Ginza Bairin.

	<u>Title</u>	<u>Interest</u>
PJ PARTNERS USA, Inc.	Member	100%
INOUE, Naoko	Manager	0%
OKAJIMA, Yosuke	Manager	0%

Changes are indicated in **bold**.

See Exhibit A1 & A2 for the biographical background information of INOUE & OKAJIMA. CJIS check was negative for a felony conviction.

DCCA FILING:

DCCA reported that the new managers, (INOUE & OKAJIMA) were registered on separate occasion. Refer to **Exhibit B**, copy of DCCA filing.


REASON FOR THE CHANGE OF MANAGER:

A majority vote by the governing members and for the best interest of the company.

OPINION:

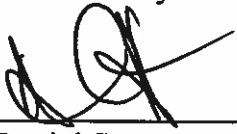
Statutory requirements has **NOT** been met.

The applicant fail to inform Commission within 30 days of the managers' appointment.

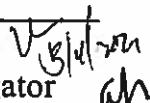


Homer Tamapua
Licensing Investigator

Reviewed by:



Daniel Sato
Supervising Investigator



LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • FAX (808) 768-7311
INTERNET ADDRESS: www.honolulu.gov/lic

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PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

2021 JAN 14 P 3:07

NAME INOUE NAOKO SOCIAL SECURITY NO. _____
Last, First Middle Maiden
HOME ADDRESS _____ APT. NO. _____ TELEPHONE NOS.: _____
CITY _____ STATE _____ ZIP CODE _____ HOME () _____
PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
(City, State) (MM / DD / YYYY)
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1997 NAME OF SCHOOL Shiraume Gakuen High School
(include City and State)
NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 2002 NAME OF COLLEGE Atomi University
(include City and State)
OTHER EDUCATION _____

CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
1/2018		Administrator	PJ Honolulu LLC	Honolulu, Hawaii
6/2015	1/2018	Reception Manager	PJ Partners Co., Ltd.	Tokyo, Japan
3/2014	5/2015	Importer	MOL Corporate Career Support Co., Ltd.	Tokyo, Japan
9/2008	2/2014	Sales Manager	JET8 Co., Ltd.	Tokyo, Japan
9/2006	7/2008	Coordinator	Bridal House TaTu Co., Ltd.	Tokyo, Japan
4/2005	5/2006	Coordinator	Sica Japan Co., Ltd.	Tokyo, Japan
12/2003	3/2005	Waitress	Hilton Tokyo	Tokyo, Japan

(If additional space is needed, please use reverse side.)

NOTARY INITIAL: Cu

List your experience in the liquor industry: None

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STATE OF HAWAII

JAN 11 11 P 3:07

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, NAOKO INOUE, of _____

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have ☒ have not) been convicted of any felony charge.

Naoko Inoue
Signature

F
F
F
A



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

} SS.

On this 12th day of January, in the year of 2021, personally appeared Naoko Inoue who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Naoko Inoue
Signature of applicant(s) before Notary
Subscribed and sworn to before me this:
12th day of January, 2021
Ce
Signature of Notary
Print Name: Cheryl Castro
Notary Public, State of Hawaii
My commission expires 12/14/2022
(Place Notary Stamp or Seal here)

UNDATED NOTARY CERTIFICATION
Date of TIME OF NOTARY # of Pages: 2
Notary Name: Cheryl Castro First Circuit
Doc. Description: Personal History And Affidavit
Ce
Notary Signature
Date: 1/12/2021
(Place Notary Stamp or Seal here)

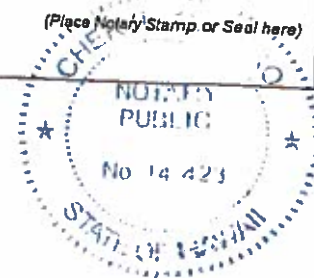
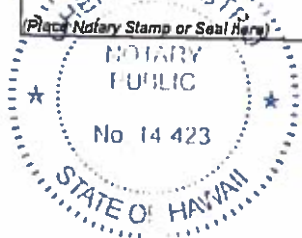


EXHIBIT A1

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • FAX (808) 768-7311
INTERNET ADDRESS: www.honolulu.gov/liq

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C&C OF HONOLULU

2021 JAN 14 P 3: 01

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME Okajima Yosuke SOCIAL SECURITY NO. _____
Last, First, Middle Maiden
HOME ADDRESS _____ TELEPHONE NOS.: _____
HOME _____
CITY _____ STATE _____ ZIP CODE _____
PLACE OF BIRTH _____ DATE OF BIRTH _____ MARITAL STATUS _____
(City, State) (MM / DD / YYYY) GE _____
NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1994 NAME OF SCHOOL Venomiya Taishi High School, Osaka, Jap
(include City and State)
NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 1997 NAME OF COLLEGE Kyoto University of the Arts, Kyoto, Jap
(include City and State)
OTHER EDUCATION _____

CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
3/1997	1/2000	Restaurant Manager	Taka Corporation	Osaka, Japan
2/2000	2/2007	Restaurant Manager	Global Dining	Tokyo, Japan
3/2007	11/2020	Restaurant Manager	PJ Honolulu LLC	Honolulu, Hawaii

(If additional space is needed, please use reverse side.)

NOTARY INITIAL: Ce

Any relative in the liquor business? Yes ☒ No ☐
If answer is "YES", complete the following:

Name of Person: _____ Relationship: _____
Name of Business: _____ Address: _____
(Full Street Address, City, State, Zip)

List your experience in liquor business: _____

Will you devote time to manage the subject business? Yes ☒ No ☐

If answer is "YES", will it be Full time, or Part-time?

I, Yosuke Okajima, of _____
(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I have ☒ have not ☐ been convicted on any felony charge.

Yosuke Okajima
Signature

P/
R/
P/
A/



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu } ss.

On this 24th day of November, 2020, before me personally appeared Yosuke Okajima
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature on the aforementioned instrument the person upon behalf of which the person acted, executed the aforementioned instrument in free act and deed.

Yosuke Okajima
Signature of Individual before Notary

Subscribed and sworn to before me this:

24th day of November, 2020

Cheryl Castro
Signature of Notary

Print Name: Cheryl Castro
Notary Public, State of Hawaii

My commission expires 12/14/2022

(Place Notary Stamp or Seal here)



INDATED AT THE
TIME OF NOTARY
NOTARY CERTIFICATION

Date of Doc: _____ # of Pages: 2

Notary Name: Cheryl Castro First Circuit

Doc. Description: Personal History And Affidavit

Cheryl Castro
Notary Signature

11/24/2020
Date

(Place Notary Stamp or Seal here)



EXHIBIT A2

DCCA State of Hawaii

Downloaded on January 15, 2021.

The information provided below is not a certification of good standing and does not constitute any other certification by the State.
Website URL: <http://hbe.hawaii.gov/documents>

Business Information

MASTER NAME	PJ HONOLULU, LLC
BUSINESS TYPE	Domestic Limited Liability Company (LLC)
FILE NUMBER	45607 C5
STATUS	Active
PURPOSE	RESTAURANT
PLACE INCORPORATED	Hawaii UNITED STATES
REGISTRATION DATE	Jun 20, 2006
MAILING ADDRESS	460 ENA RD UNIT 302 HONOLULU, Hawaii 96815 UNITED STATES
MANAGED BY	MANAGER(S)
AGENT NAME	SEIKI TAKAHASHI
AGENT ADDRESS	460 ENA RD UNIT 302 HONOLULU, Hawaii 96815 UNITED STATES

Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2020	Jun 17, 2020	
2019	Jun 28, 2019	Processed
2018	Jun 19, 2018	Processed
2017	Jun 24, 2017	Processed
2016	Apr 25, 2016	Processed
2015	Jul 2, 2015	Processed
2014	Apr 17, 2014	Processed
2013	Apr 23, 2013	Processed
2012	Apr 3, 2012	Processed
2011	Apr 30, 2011	Processed
2010	Apr 7, 2010	Processed
2009	Apr 2, 2009	Processed
2008	Apr 16, 2008	Processed
2007	Jun 26, 2007	Processed

Officers

NAME	OFFICE	DATE
INOUE, NAOKO	MGR	Apr 1, 2019
OKAJIMA, YOSUKE	MGR	Sep 4, 2019
TAKAHASHI, SEIKI	MGR	Apr 1, 2020

Trade Names

Continued from

Continued from

MAR -4 2021 to MAR 1 1 2021

MAR 1 1 2021 to MAR 1 8 2021

LICENSING INVESTIGATIVE REPORT

DATE: February 23, 2021

SUBJECT: Miscellaneous Request No. 21-22856 from PJ Honolulu, LLC, dba Tonkatsu Ginza Bairin, Restaurant General Category 2:
Music/Dancing license, 255 Beachwalk, Unit 1, Honolulu, requesting Commission approval to extend the licensed premises temporarily on: March 4, 2021, 11:00 a.m. to July 31, 2021, 10:00 p.m. (R0832)

DESCRIPTION OF THE CURRENTLY LICENSED PREMISES:

The current licensed premises is located at 255 Beachwalk, Unit 1, Honolulu. The overall size of the premises is approximately 49 feet by 22 feet.

TEMPORARY EXTENSION REQUESTED:

On HLC Form LIQ-LIC-127 (Request for Approval of Extensions/Deletions of Premises, dated February 19, 2021, and received by the Commission on February 22, 2021, Yosuke Okajima, manager, requests prior approval for temporary extension of premises.

The licensee requested the start date of the temporary extension to be on March 1, 2021. This request requires Commission approval and Okajima was informed on February 23, 2021, that the start date of this request will be amended from March 1, 2021, to March 4, 2021.

The date and times of this request is March 4, 2021, to July 31, 2021, 11:00 a.m. to 10:00 p.m. (daily) with the exception of March 4, 2021, will be upon Commission approval should this request be granted.

REASON FOR REQUEST:

The licensee is requesting additional seating area due to COVID-19 spacing guidelines.

Alcoholic beverages will be served in the extended area.

LANDLORD'S CONSENT:

According to HLC Form LIQ-LIC-128 (Landlord Authorization for Extension of Licensed Premises, dated February 22, 2021, and received by the Commission on the same day, Ichiro Inamura, authorized agent of Wave, Inc., confirms approval of the licensee's request to use additional space in connection with its premises.

REDEFINED LICENSED PREMISES:

On the aforementioned date, the current licensed premises will remain licensed if this request is granted.

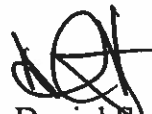
In addition to the licensed premises, the extended area will be into an adjacent space identified as unit 2. The proposed extended area is approximately 43 feet by 27 feet overall in size. See **Exhibit A**.

PREVIOUS APPROVAL FOR TEMPORARY EXTENSION OF PREMISES:

Applicant has not had any prior approvals of this type within two (2) years and no violations in connection of this type of request.

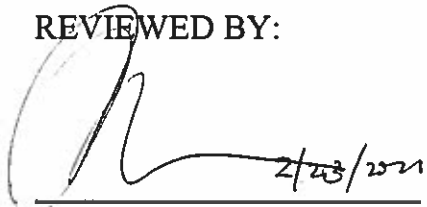
OPINION:

The licensee has met statutory requirements of filing this request.



Daniel Sato
Supervising Investigator

REVIEWED BY:



Peter Nakagawa
Chief Investigator *ah*

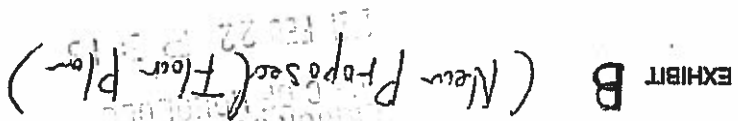


EXHIBIT A

255 Beach Walk



Imagery ©2021 Google, Imagery ©2021 CyberCity 3D, Inc. / 3D Travel Inc Maxar Technologies, U S Geological Survey, USGS, Map data 2021 Google 200 ft

LICENSING INVESTIGATIVE REPORT

DATE: March 10, 2021

SUBJECT: Miscellaneous Request # 21-22825 from VIDA MIA LLC dba VIDA MIA, Tour/Cruise Vessel General (Category 2: Music/Dancing) license, at 1651 Ala Moana Blvd. Slip #499, Honolulu, (To Add New Manager/Member & Delete Member)
(J0094)

COMPANY STRUCTURE:

Liquor Commission records show the following as the Manager-Managed company; Vida Mia LLC dba Vida Mia. Its manager-members are:

	<u>Title</u>	<u>Interest</u>
Bradley Holdings, LLC	Member	75%
MARTIN, Steven Douglas	Manager/Member	25%
		Total: 100%

NOTIFICATION:

A notification dated 01/30/21 by the applicant, received by Commission on 02/12/21 via LIQ-LIC-104; request Commission approval to Add BRYNN, Rovito as a new **Member** and Delete Bradley Holdings, LLC as majority Member.

According to the Second Amended Assignment Of Membership Interest made effective as of February 5, 2021, by and between **BRADLEY HOLDINGS, LLC** ("Assignor"), and **BRYNN, ROVITO** ("Assignee"). According to (ROVITO), she was appointed Manager on January 8, 2021.

Assignment and Assumption: Assignor hereby grants, transfer, sells, assigns, conveys, set over and delivers unto the Assignee all of Assignor's right, title and interest, at law and in equity, in and to the Membership Interest in accordance with the provision of this agreement. Assignee hereby accepts the foregoing assignment and transfer.

Purchase Price: Assignee desires to acquire the Membership Interest from Assignor for the price of Three Hundred Thousand And No/100 U.S. Dollars (\$300,000.00 USD)

Payment: In consideration of the foregoing assignment, the Assignee shall pay to the Assignor the Purchase Price. A down payment of Ten Thousand And No/100 U.S. Dollars (\$10,000.00). Assignee has remitted a further payment in the amount of Sixty-Five Thousand And No/100 U.S. Dollars (\$65,000.00 USD) ("Closing Payment"). The balance of the Purchase Price shall be paid in accordance with the Mortgage and Promissory Note dated January 11, 2021, hereby fully acknowledge and incorporated in this Assignment in accordance with paragraph thirteen.

Integration: This Assignment constitutes the entire agreement between the Parties with respect to the subject matter hereof, and supersedes and replaces all prior agreements and discussions unless such agreements are explicitly acknowledged and incorporated herein. This Second Amended Assignment supersedes and replaces the Assignment between the parties dated December 14, 2020 and the First Amended Assignment of Interest dated December 27, 2020.

If this request is approved, **ROVITO, Brynn** will be Added New Manager/Member replacing Bradley Holdings LLC via Carlton Scott Bradley, its Membership Units and Interest will also be acquired by ROVITO, Brynn.

	<u>Title</u>	<u>Units</u>	<u>Interest</u>
ROVITO, Brynn P.	Manager/Member	510	75.89%
MARTIN, Steven D.	Manager/Member	163	24.11%
	Total:	673	100%

Changes are indicated in **bold**.

See **Exhibit A** for the biographical background information of ROVITO, Brynn. A CJIS check was negative for a felony conviction.

FINGERPRINTS:

Fingerprints of the new member was done on 02/08/21; negative results of felony conviction.


REASON FOR THE TRANSFER:

A mutual business agreement between the members.

OPINION:

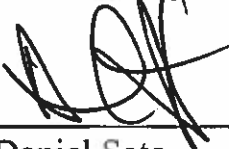
Statutory requirements has **not** been met.

Applicant did not notify Commission within the 30 days of new manager/member's appointment.



Homer Tamapua
Licensing Investigator

Reviewed by:



Daniel Sato
Supervising Investigator

1/3/21/m
ch

RECEIVED
LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
2011 FEB 10 PM 12:26

PERSONAL HISTORY AND AFFIDAVIT
Rule 3-83-53.1

NAME RONTO BRYNN P. SOCIAL SECURITY NO. _____
Last, First Middle Maiden
HOME ADDRESS _____ APT. NO. _____ TELEPHONE NOS.: _____
CITY _____ STATE _____ ZIP CODE _____ BUS _____
PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
(City, State) (MM / DD / YYYY)
NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1998 NAME OF SCHOOL CATHEDRAL HIGH SCHOOL,
(include City and State) SPRINGFIELD, MA
NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 2002 NAME OF COLLEGE UMASS AMHERST, AMHERST, MA
(include City and State)
OTHER EDUCATION BROOKLYN LAW SCHOOL, BROOKLYN, NY
CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
MAY, 2002	JAN 2005	CON-1A-LOUIS	SELF EMPL.	Honolulu, HI
JAN, 2005	MAY, 2007	DECHERT, LLP		NEWYORK, NY
MAY 2007	MAY, 2009	BROOKLYN LAW SCHOOL		BROOKLYN, NY
MAY 2009	JUNE, 2014	U.S. SENATE		WASH, D.C.
SEPT, 2012	DEC, 2013	PEARL DIVE OYSTER PALACE		WASH, D.C.
JUNE 2014	SEPT, 2016	Govt. Accountability Office		WASH, D.C.
SEPT, 2016	PRESENT	SELF-EMPLOYED		Honolulu, HI

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: WORKED P/T as a bartender
during employment with U.S. Senate Mixology
Training at Pearl & Rose Oyster Palace, a high
end oyster & cocktail bar in Washington, D.C.

P/T Bartender, server through college & high school

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, BRUNN P. ROVITO, of _____, (Full Street Address, City, State, Zip _____)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have/ ☒ have not) been convicted of any felony charge.

Brunn P. Rovito
Signature

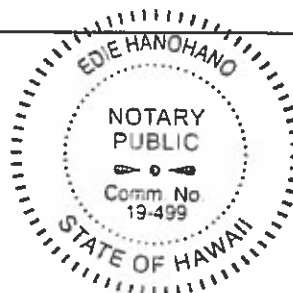
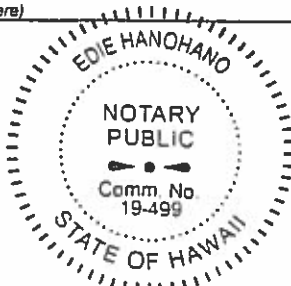


FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu } SS.

On this 10th day of February, in the year of 2021, personally appeared Brunn P. Rovito
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the
aforementioned instrument in free act and deed.

<p><u>Brunn P. Rovito</u> Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this:</p> <p><u>10</u> day of <u>February</u>, 20<u>21</u></p> <p><u>Edie Hanohano</u> Signature of Notary</p> <p>Print Name: <u>EDIE HANOHANU</u> Notary Public, State of Hawaii</p> <p>My commission expires <u>11/24/2023</u></p> <p>(Place Notary Stamp or Seal here)</p>	<p>NOTARY CERTIFICATION</p> <p>Date of Doc: <u>2/10/2021</u> # of Pages: <u>2</u></p> <p>Notary Name: <u>EDIE HANOHANU</u> Circuit</p> <p>Doc. Description: <u>Personal History and Affidavit</u></p> <p><u>Edie Hanohano</u> <u>2/10/2021</u> Notary Signature Date</p> <p>(Place Notary Stamp or Seal here)</p>
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LICENSING INVESTIGATIVE REPORT

DATE: March 8, 2021

SUBJECT: Miscellaneous Request No. 21-22896 from Tahitichef LLC, dba Brew'd Restaurant General (Category 1- Standard) license, 3441 Waialae Avenue, Honolulu, requesting Commission approval to extend the licensed premises temporarily on: Thursday, April 1, 2021, to Sunday, August 1, 2021, from 12:00 a.m. till 12:00 a.m. (daily) (R1070)

DESCRIPTION OF THE CURRENTLY LICENSED PREMISES:

The current licensed area is located in premises is located in suite A, at 3441 Waialae Avenue. It is on the ground floor ewa/mauka corner facing the ewa direction of the structure. See **Exhibit A**.

TEMPORARY EXTENSION REQUESTED:

On HLC Form LIQ-LIC-127 (Request for Approval of Extensions/Deletions of Premises, dated March 3, 2021, and received by the Commission on March 5, 2021, Troy Terorotua, principal, requests for an extension of prior approval for temporary extension of premises.

Thursday, April 1, 2021, to Sunday, August 1, 2021, from 12:00 a.m. till 12:00 a.m. (daily)

REASON FOR REQUEST:

The licensee is requesting additional seating area due to COVID-19 spacing guidelines.

Alcoholic beverages will be served in the extended area.

DETAILS OF EXTENDED AREA:

The licensee currently has a temporary extension until March 31, 2021. The details listed below will be the same as their previous request.

DETAILS OF EXTENDED AREA (CONTINUED):

The licensee has indicated one dedicated server will have the new requested outdoor area as well as the existing outdoor area as their section nightly. The area would also be monitored by any other server on duty.

The licensee will also have one manager on duty during operating hours that will also monitor and police the requested extension area in addition to the nightly business.

The licensee has indicated that there is no outdoor speakers in the extended area and the exterior area will conclude by 10:00 p.m.

There will be chain barriers surrounding the proposed extended area. **Exhibit C1.**

The extended area will be defined by tape on the ground. **Exhibit C2.**

For more information, see **Exhibit B.**

LANDLORD'S CONSENT:

According to a document titled, "Kiyomon USA, Inc.", received by the Commission on March 5, 2021, Tamon Ikeda, representative of Kiyomon USA, Inc., confirms approval of the licensee's request to use additional space in connection with its premises, until August 1, 2021.

REDEFINED LICENSED PREMISES:

On the aforementioned dates, the current licensed premises will remain licensed if this request is granted.

In addition to the licensed premises, the extended area will be out from the current outdoor seating area located on the northwest side of the premises 7 feet on the sidewalk area, and approximately 10 feet toward 9th Avenue, and 22 feet in the South direction (Makai direction down 9th Avenue) and 13.4 feet in wide. See **Exhibit D.**

PREVIOUS APPROVAL FOR TEMPORARY EXTENSION OF PREMISES:

This request is similar to request #21-22675 Tahitichef LLC. Licensee currently exercised the similar request with no violations within the past year related in connection of this request.

OPINION:

The licensee has met statutory requirements of filing this request.



Daniel Sato
Supervising Investigator

REVIEWED BY:

Anna Hirai 3/8/21

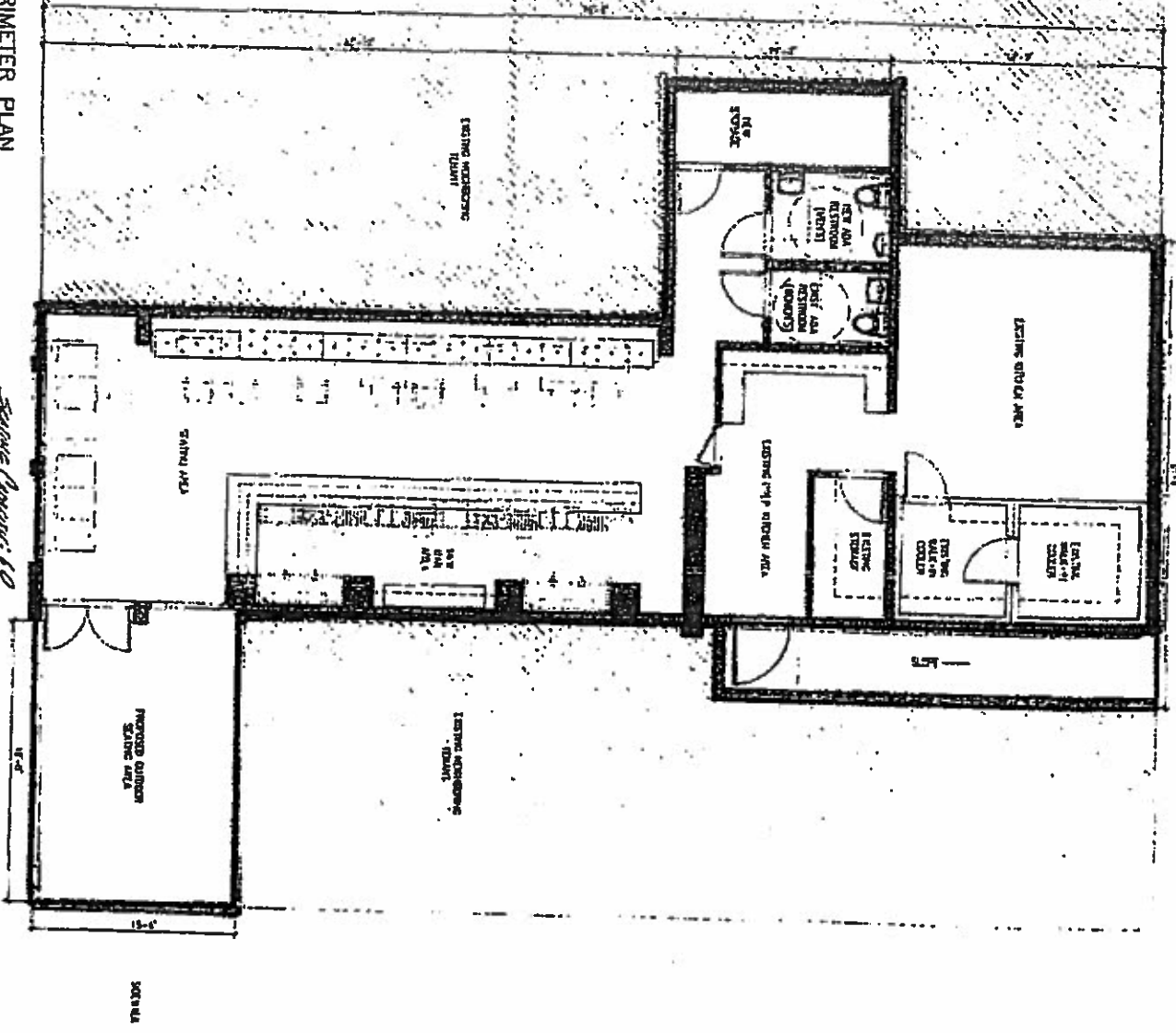
Anna Hirai
Assistant Administrator

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

NOV -3 P 3:47

1

LIQUOR PERIMETER PLAN
SCALE 1/4" = 1'-0"



PRELIMINARY
LIQUOR DISPENSER
PLAN APPROVAL
2011

LIQUOR
BOUNDARY
PLAN

INTERIOR RENOVATION & ADA BATHROOM ADDITION
BREWD

342 WAIKALAE AVE. HONOLULU HI 96826
EXHIBIT A

A-1

Sato, Daniel T

From: Troy Terorotua <troy@brewdcraftpub.com>
Sent: Thursday, August 13, 2020 9:59 PM
To: Sato, Daniel T
Cc: Lisa A. Kim
Subject: Re: Temporary Extension (Private Property)
Attachments: Boundary Posts with Eye Hooks for Chains.jpg; Temporary Area Tape Lines.jpg; Temp Increase of Liq Line 2020.pdf

Aloha Investigator Sato,

As requested I have attached the signed temporary increase of licensed property for COVID outdoor seating consideration.

I have also attached photos of the area we are requesting that abuts the exterior planters of our existing outdoor area. This area in photo is shown with tape lines on ground.

We plan to have a one dedicated server that would have this new requested outdoor area as well as the existing outdoor area as their section nightly. The area would also be monitored by any other server on duty as we all share all responsibilities for guest satisfaction

We always have at least one manager on duty during operating hours that will also monitor and police the requested extension area in addition to the nightly business.

We will set up and remove the area furniture daily as in concurrence with the Mayors current requirement for City Sidewalk Program as well as all the other stipulations in the order. We are asking for the permission as we are utilizing private property not city sidewalk and our landlord has given written approval to use the property. Will the closure hours at 10pm currently, this will not cause a concern for the neighborhood noise issue as we would close it down at 10pm. We also currently do not have any stereo speakers outside our building, nor will we. WE are very consciece of our noise and in the six years of operating, we have not had a noise complaint filed with the LC of HPD. We try to lead by example unlike other licensed properties in our general area unfortunately.

The area will be enclosed with chain on PVC cement posts that will also chain to eye bolt attached to the existing property for a four sided enclosure (photo attached)

Mahalo in advance for your consideration of our request. Please feel free to call my cell at 808-741-7373 if I can add any other information

Troy Terorotua
Owner / Chef, BREW'd craft pub
3441 Waiialae Avenue, Suite A
Honolulu, Hawaii 96816
808-732-2337(BEER) - work
troy@brewdcraftpub.com - email

EXHIBIT B

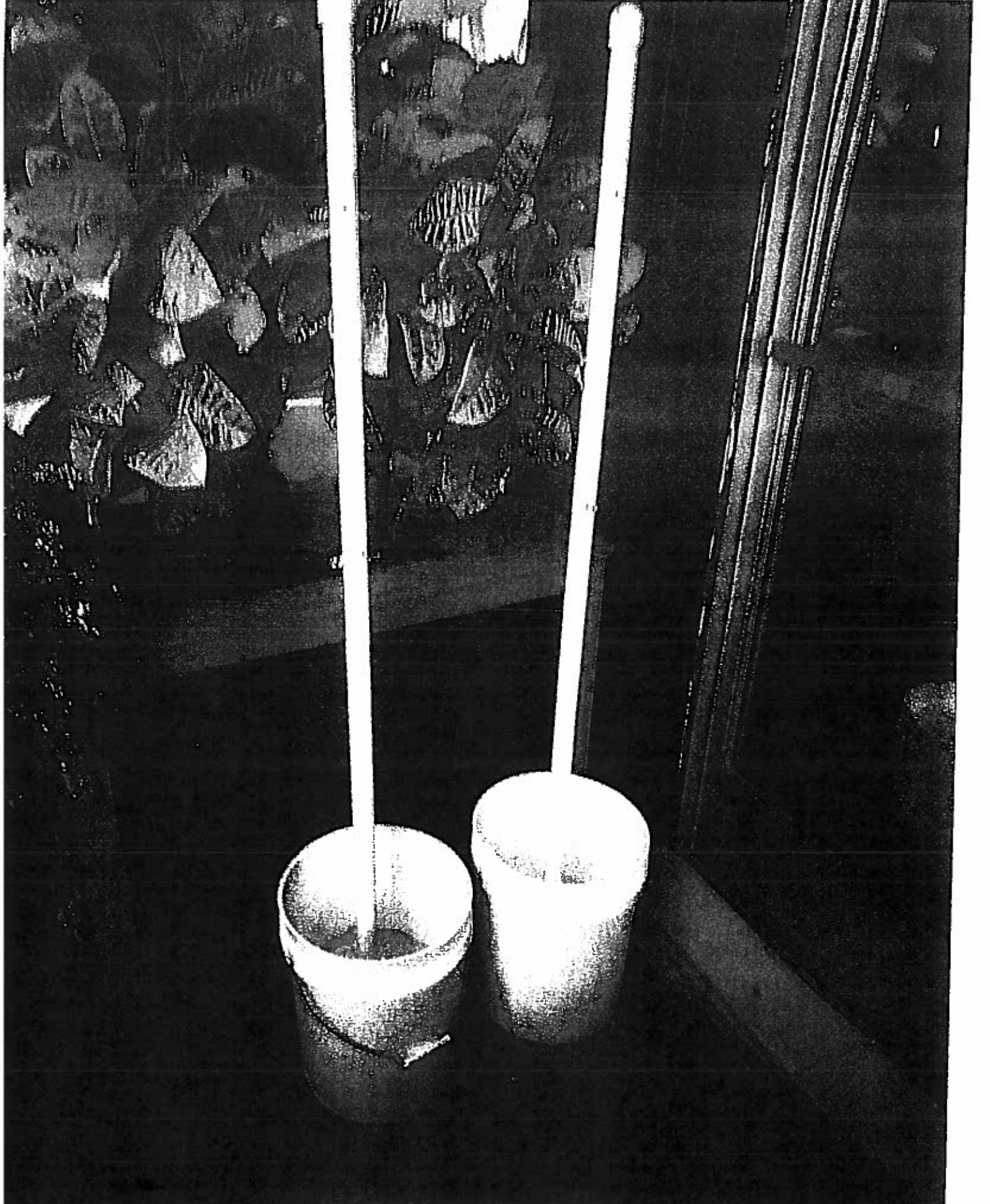


EXHIBIT C I

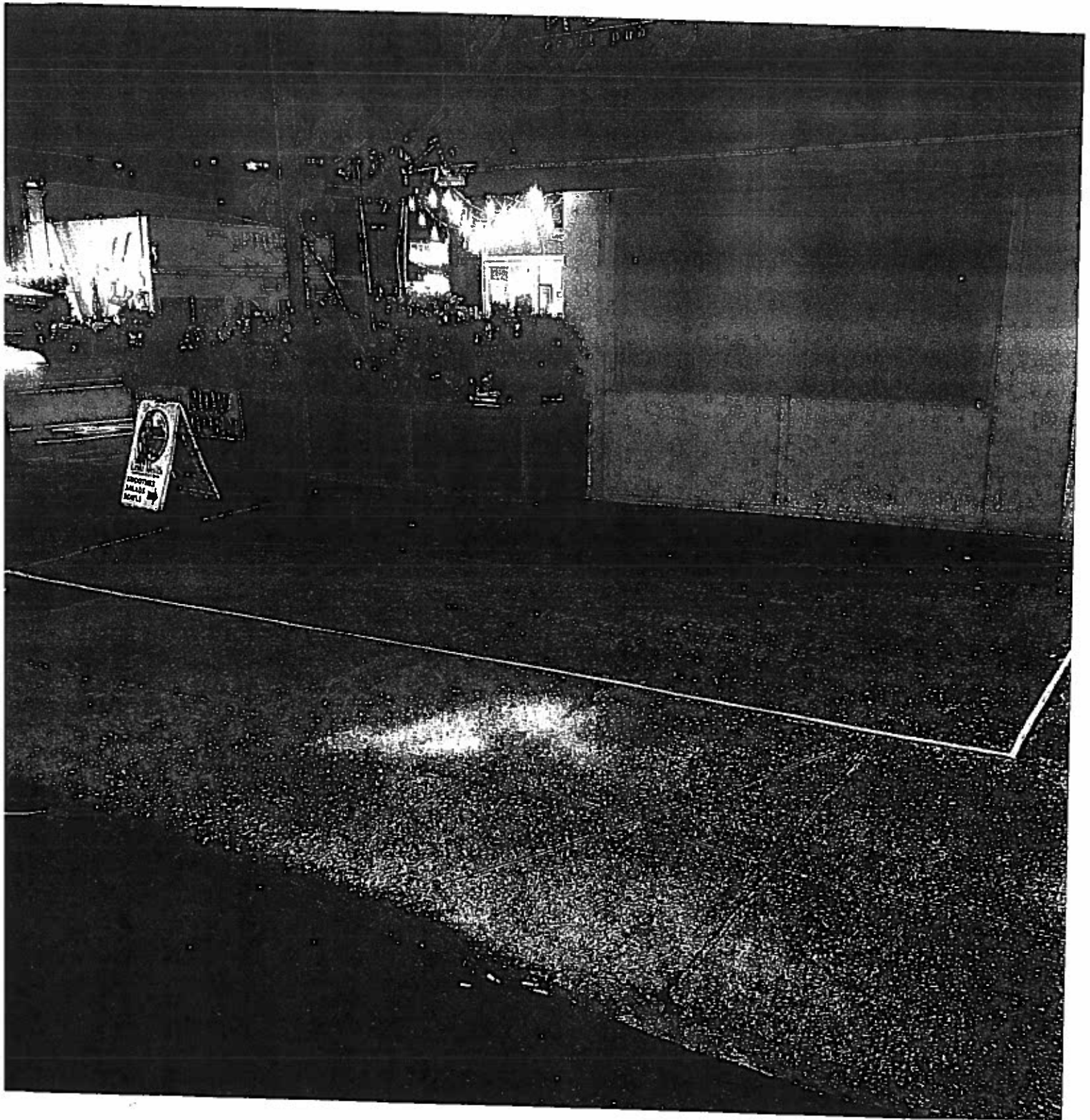
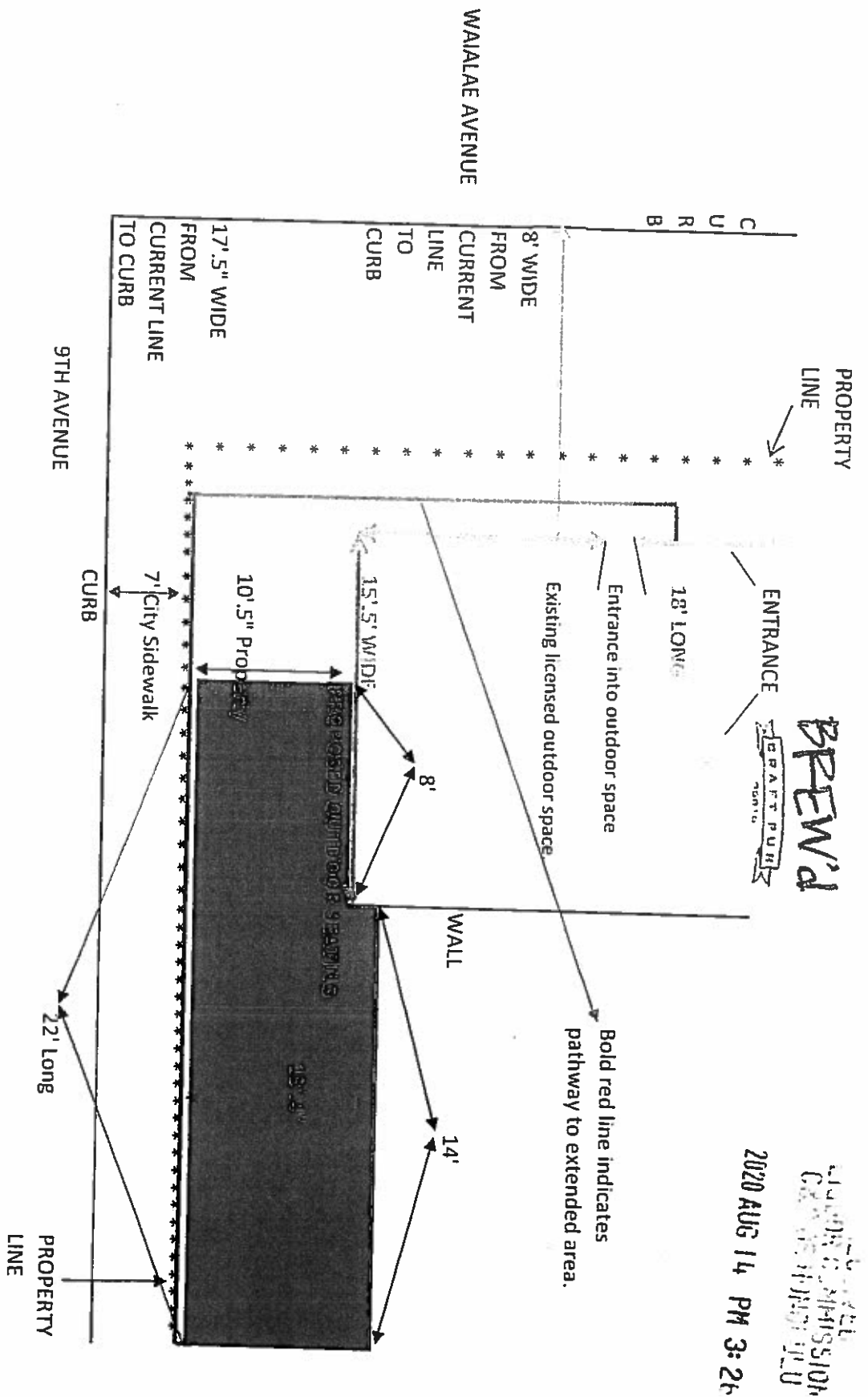


EXHIBIT C2



RED is proposed outdoor seating.
 PURPLE LINES indicate extended outdoor seating.
 GREEN LINES indicate current outdoor seating (18' Long x 15.5' Wide).
 DOTTED LINES * * * indicate property line and additional seating is on landlord's property.
 City states 36 inches of clearance is required to maintain an accessible path.

Go g le Maps 3441 Waialae Ave



Map data ©2021, Map data ©2021 20 ft

Google Maps 3441 Waialae Ave



Map data ©2020, Map data ©2020 100 ft